

**GOVERNMENT OF ANDHRA PRADESH
ABSTRACT**

Municipal Administration & Urban Development Department – Hyderabad Metropolitan Development Authority – Change of Land Use from Industrial Use Zone to Residential use zone in Pr.No. 1-9-4, Musheerabad, Hyderabad to an extent of 856 Sqr Mtrs – Draft Variation- Notification- Confirmed – Orders - Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT

G.O.Ms.No. 278

Dated: 05.07.2010.

Read the following:

1. Government memo No. 24205/I1/1999-4, Municipal Administration & Urban Development Department, dated: 28.01.2000.
2. From Vice Chairman, Hyderabad Urban Development Authority, Letter No. 4154/PD1/Plg/H/05, Dated: 23.11.2005.
3. From Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Letter No. 4154/PD1/Plg/HMDA/2005, Dated: 26.06.2009.

ORDER:

The draft variation – 2 to the land use envisaged in the statutory Master Plan for Planning Division No. III (MCH area) issued in Government Memo 1st read above, was published in the extraordinary issue of Andhra Pradesh Gazette No. 52, Part-I, dated: 01.02.2000. It is reported by the Vice Chairman, Hyderabad Urban Development Authority, Hyderabad in the ref. 2nd read above, that the applicant has paid an amount of Rs.5,136/- (Rupees Five thousands One hundred and thirty Six only) towards development charges. It was also informed therein that, the he applicant has to form the 20' existing katcha road to B.T. approach road before apply for development permission to MCH. The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority in the ref. 3rd read above informed that, since the site under reference is next to Pr.Nos. 1-9-5, 1-9-5/1, 1-9-9/5/1, 1-9-9/8 and 1-9-9/8/1 which has 40 ft B.T. approach road and the applicant have entered into a development agreement with M/s Nestcon Shelters, who have taken their adjacent premises Nos. 1-9-5, 1-9-5/1 etc for development and Govt. have also issued order in G.O.Ms.No. 263, MA & UD Department, dated: 21.06.2010 changing the land use from Industrial to Residential Use in respect of above premises. By virtue of their agreement, with the same builder all the above premises including their premises become one single unit. Based on these facts, the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad has also recommended their case, considering both the sites the approach road criteria being fulfilled. Hence, the draft variation is confirmed.

The appended notification shall be published in the Extra-ordinary issue of Andhra Pradesh Gazette, dated: 08.07.2010.

The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority shall publish a notice in newspapers as specified in sub-section (4) of Section 15 of HMDA Act, 2008 on or before the date of Gazette Notification and furnish the copies of same to the Government.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

**T.S. APPA RAO,
PRINCIPAL SECRETARY TO GOVERNMENT (UD)**

To

The Commissioner of Printing, Stationery & Stores Purchase, Hyderabad.

The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad.

The Commissioner, Greater Hyderabad Municipal Corporation, Hyderabad.

Copy to:

The individual through the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad.

The Special Officer and Competent Authority, Urban Land Ceiling, Hyderabad. (in name cover)

The District Collector, Hyderabad District, Hyderabad.

Sf /Sc.

// FORWARDED :: BY ORDER //

SECTION OFFICER

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APPENDIX
NOTIFICATION

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the statutory Master Plan for Planning Division No. III (MCH area), the same having been previously published in the Extra-ordinary issue of Andhra Pradesh Gazette No. 52, Part-I, dated: 01.02.2000 as required by sub-section (3) of the said section.

VARIATION

The site in Premises No. 1-9-4, Musheerabad, Hyderabad to an extent of 856 Sq.Mtrs which is presently earmarked in statutory Master Plan for Planning Division No. III (MCH area) Industrial Use zone is designated as Residential Use zone, subject to the following conditions:

1. that the applicants shall obtain prior permission from Hyderabad Metropolitan Development Authority before undertaking any development in the site under reference.
2. that the owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
3. that the owners / applicants shall develop the roads free of cost as may be required by the local authority.
4. that the title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
5. that the Change of Land Use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. that after demolition of the existing building, clearances if any required from Urban Land Ceiling authorities should be obtained before approaching the municipal authorities for obtaining permission.
7. that the above change of land use is subject to the conditions that may be applicable under Urban Land Ceiling Act and A.P. Agriculture Ceiling Act.
8. that the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Land Ceiling Clearances etc and they will be responsible for any damage claimed by any one on account of change of land use proposed.
9. that the change of land use shall not be used as the proof of any title of the land.
10. that the Change of Land Use does not bar any public agency including Hyderabad Metropolitan Development Authority / Local Authority to acquire land for any public purpose as per Law.
11. that the owner/applicant before undertaking developmental activity in the site u/r existing buildings should be demolished.
12. that the applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
13. that the GHMC should satisfy themselves that the site is not part of Azamabad Industrial area before giving Building permission.

SCHEDULE OF BOUNDARIES

NORTH:	Existing Premises No.1-9-5 and 5/1
SOUTH:	Existing Apartment 1-9-3
EAST :	Existing Premises No.1-9-5 and 5/1
WEST :	20' wide Gravel Road.

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SECTION OFFICER